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SEMI DETACHED HOUSE

DETACHED GARAGE

OFF ROAD PARKING

POTENTIAL TO EXTEND

QUIET LOCATION

GOOD SIZED ROOMS







Asking Price £440,000

Ideal Locations are pleased to offer for sale this three bedroom semi-detached house situated in a cul-de-sac location to the west of Romford Town Centre, just off Crow Lane and approximately one and a quarter miles from Chadwell Heath (cross rail) station. The property benefits from a huge garden and hardstanding to front providing off-road parking with side access leading to a garage.

There is plenty of potential to extend the property subject to planning. Interested parties are advised to register their interest and book a viewing as soon possible.

Hallway

Entrance via storm porch with further obscure glazed door to hallway. Coving to ceiling, ceiling rose, radiator, understairs cupboard, door to open plan ground floor.

Lounge area 12ft 10in x 10ft 10in (3.9m x 3.3m)

Double glazed bay window, coving to ceiling, ceiling rose, wall lights, radiator.

Family room 16ft 10in x 14ft 5in narrowing to 11ft 4in (5.1m x 4.4m narrowing to 3.47m)

Large open plan family room with coving to ceiling, radiator, feature fireplace, two small double glazed windows to side elevation, opening to kitchen.

Kitchen 17ft 10in x 9ft narrowing to 6ft (5.4m x 2.8m narrowing to 1.85m)

Range of wall and base units with contrasting worktops with gas hob and integrated electric oven, stainless steel sink with mixer tap, extractor hood. Part tiled walls, laminate style flooring, plumbing for washing machine, double glazed windows and door to garden.

Landing

Coving to ceiling, access to loft, double glazed window to side elevation.

Bedroom 1 12ft 10in x 10ft 5in (3.9m x 3.2m)

Double glazed window to front elevation, radiator.

Bedroom 2 14ft 8in x 10ft 5in (4.5m x 3.2m)

Double glazed window to rear elevation, radiator, coving to ceiling.

Bedroom 3 6ft 7in x 6ft 3in (2.0m x 1.9m)

Double glazed window, radiator.

Bathroom 6ft lin x 5ft llin (1.9m x 1.8m)

Obscure double glazed window to rear elevation, tiled walls and floor, close coupled WC, pedestal wash hand basin with mixer tap, P shaped panel bath with shower mixer.

Garden 19m max x 17m max (62ft 4in max x 55ft 9in max)

Very large garden with patio area, established trees and mostly laid to lawn.
Detached garage 30ft 10in x 11ft 2in (9.4m x 3.4m)
Off road parking, with hardstanding to front and leading to garage with the potential to park several cars.
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Ager has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a

guide only and approved details should be requested from the agents.



